

Issued: February 6, 2018

Draft

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, FEBRUARY 5, 2018  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern; Vice Chair: Kevin Prestage; Commissioner's: John O'Donnell, Michelle Maresca, James Akin; Alternate: Gordon Binkhorst; Absent: Alternate, Liz Gillette. Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, December 4, 2017  
*Moved to Approve, Motion/; Second/; Vote 4-0.*
  - b. Minutes of the Regular Meeting, Monday, January 3, 2018  
*Moved to Approve, Motion/; Second/; Vote 4-0.*

**COMMUNICATIONS:**

2. **DRAC 2017 Annual Report-** Communication from DRAC on the 2017 Annual Report of activities of the Commission to the Town Council. *Received.*
3. **1225 Boulevard-** Communication from Michael Lee (Record Owner), requesting a modification to Subdivision #278, pursuant to section A184-32 of the Subdivision Regulations. The applicant requests removal of a tree due to its poor condition. *Received*

**NEW BUSINESS:** *None*



TOWN OF WEST HARTFORD

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## **OLD BUSINESS:**

4. **968R Farmington Ave (Vaughn's Pies and Pints)** - Application (SUP #1191-LB-17) of Vaughn's Pies and Pints (Mike Mahoney, Managing Agent) requesting TPZ review of compliance with the conditions of SUP #1191 approved May 2, 2011 to authorize a thirty-eight (38) seat outdoor dining area. (Submitted for TPZ receipt on December 4. Required public hearing scheduled for January 3, 2018. Public hearing opened and immediately continued to February 5, 2018.) *Approved. Motion/O'Donnell ; Second/Maresca; Vote: 5-0.*
5. **35 Ringgold Street/ 34 Crescent Street**- Application (IWW #1077) of Mark Lovely (Owner's Agent) on behalf of Richard F. Patrissi Trust (R.O.), seeking approval on an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant seeks to redevelop the former Patrissi Nursery into a residential multi-family development with associated site improvements. (Submitted for IWWA receipt on January 3, 2018. Determined to be potentially significant and scheduled for public hearing on February 5, 2018.) *Approved with conditions. Motion/O'Donnell; Second/Akins; Vote: 5-0.*
6. **243 Steele Road-** Application (IWW #908-R2-17) of Steele Road, LLC (Geoff Sager, Owner), seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant seeks to construct an additional 30 unit apartment building on the property and make associated site improvements on, or adjacent to, mapped wetlands. (Submitted for IWWA receipt on January 3, 2018. Determined to be potentially significant and scheduled for public hearing on February 5, 2018.) *Approved with conditions. Motion/Prestage; Second/O'Donnell; Vote: 5-0.*

## **TOWN COUNCIL REFERRALS:**

7. **35 Ringgold Street/34 Crescent Street-** Application (SDD #148) on behalf of Ringgold Crescent Partners, LLC seeking approval on a new Special Development Design District for the redevelopment of the former Patrissi Nursery Site at 35 Ringgold and 34 Crescent Streets into a twenty-five unit townhome development with associated site improvements. (Town Council receipt on January 9, 2018. TPZ receipt on February 5, 2018. Town Council public hearing on February 27, 2018.) *Recommend Approval. Motion/ Prestage; Second/Maresca ; Vote: 5-0.*
8. **243 Steele Road-** Application (#139-R1-17) on behalf of Steele Road, LLC seeking approval of an amendment to Special Development District #139 located at 243 Steele Road and known as The Residences at Steele Road. The amendment requests approval of a new thirty unit residential building in the northwest area of the property and associated site improvements including landscape, parking and stormwater management design changes. (Town Council

receipt on January 9, 2018. TPZ receipt on February 5, 2018. Town Council public hearing on February 13, 2018.) ***Recommend Approval. Motion/Prestage; Second/Akins; Vote: 5-0.***

➤ **TOWN PLANNER'S REPORT:**

- ***UConn West Hartford Campus – Forum Information discussed***
- ***March 2018 regular meeting training with TPZ/IWWA and Corporation Counsel discussed***

**INFORMATION ITEMS:**

**REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Monday, March 5, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, April 2, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, May 7, 2018 @ 7:00 P.M.

**Adjourned: 9:20 p.m.**

***“Any individual with a disability who needs special assistance to participate in the meeting should contact Suzanne Oslander, Department of Social Services, 860.561.7580, five days prior to the meeting.”***

U: shareddocs/TPZ/ Minutes/2018/February 5\_Draft Minutes